



**West Hants**  
something inspiring awaits

# **Development and Building Permits before Final Subdivision Approval on lots with Tentative Approval**

Amendments to current West Hants and Windsor Planning Documents to be carried forward in upcoming West Hants Regional Municipality Planning Documents





# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Thursday, March 19, 2026 | 76 Morison Drive

### Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Discussion and Questions
5. Questions or Comments from the public can be sent until noon on April 2<sup>nd</sup> to Derek Robertson to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902) 798-8391 ext. 131; or
  - [drobertson@westhants.ca](mailto:drobertson@westhants.ca)
6. Conclusion of Public Information Meeting



# Proposal

- The proposal is to amend the West Hants and Windsor Land Use By-laws and/or Subdivision By-laws to allow approval of Development and Building Permits for development on a limited number of proposed lots with an approved Tentative Plan of Subdivision, before final subdivision approval.
- The amendments are general in nature effecting all lands regulated by the West Hants and Windsor Planning Documents. If approved by council, the intention is to carry them forward in the upcoming WHRM Planning Documents.

# Context

- This amendment has been proposed internally by staff following conversation with local developers and the observation of similar amendments being made by other municipalities in the region.
- The amendments are intended to improve construction timelines and efficiency for development on proposed new municipal roads.
- The amendments would primarily benefit larger developers who can manage multi-lot developments and meet the required needs of concurrent infrastructure and building construction.



Concept Plan of Subdivision.

Tentative Plan of Subdivision. Includes design details for proposed infrastructure.

Construction of all proposed new infrastructure and handover to municipality.

Optional – Performance Surety bond can be posted for minor work requiring completion.

Final Subdivision Approval – Plan registered, lots created, and permits can be issued.

Buildings completed and Occupancy Permits issued.

# Current Process

The Developer must complete all necessary criteria for Final Subdivision Approval before Development and Building Permits can be issued.

This includes constructing any new municipal streets or servicing infrastructure. New infrastructure must be approved by Public Works and complete an acceptance process. Before Final Subdivision Approval.



Concept Plan of Subdivision.

Tentative Plan of Subdivision. Includes design details for proposed infrastructure.

Development and Building Permits can be issued and construction started on some lots.

Construction of all proposed new infrastructure and handover to municipality.

Optional – Performance Surety bond can be posted for minor work requiring completion.

Final Subdivision Approval – Plan registered, lots created.

Buildings completed and Occupancy Permits issued.

# Proposed Process

Development and Building Permits could be issued after Tentative Approval. The developer could construct buildings concurrent with construction of new streets and servicing infrastructure.

All existing municipal requirements for Final Approval still need to be met before lots are created or Occupancy Permits are issued. No final approval would be guaranteed and all work done would be at the developer's risk.

A similar process can already be permitted by Development Agreement.



# West Hants MPS Policies

- **Section 3.2 General Goals includes**
  - encouraging development within the servicing boundaries of the designated Growth Centers
  - allowing flexibility in Development Standards and providing alternate solutions.
- **Section 4.11** Housing encourages working with developers to provide flexible and affordable housing.
- **Policy 4.11.3** encourages innovative housing development.
- **Section 5.1 (Policies 5.1.1-5.1.4)** encourage residential development within the Growth Centres on new streets with central sewer and water services



# Windsor MPS Policies

- **Policy 4.18.3** provide flexibility and encourage innovative housing development.
- **Policy 15.1.3** extend water and sewer services for residential purposes in designated areas.
- **Section 16.4 Subdivision Control** allow for and regulate the design and construction of new roads and central services, while prohibiting new private roads.



# Benefits

- Concurrent construction of infrastructure and dwellings could reduce start to finish timeline of development by 6-12 months.
- Reduced investment by developers before seeing return.
- Stringent existing oversight retained as all approvals still required before Final Subdivision Approval and Occupancy Permits.
- Lots can not be created and eligible for sale until Final Subdivision Approval and registration.
- Development and Building permits do not guarantee Final Subdivision Approval and Developer would be building at own risk.



**Public Information Meeting – March 19**

Staff Review

PAC/HAC Review and Recommendation –  
April 9\*

Regional Council First Reading –  
April 28\*

Public Hearing & Second Reading –  
May 26\*

Notice Placed in Paper

14 Day Appeal period

# Process

Notice was placed in the March 6<sup>th</sup> Valley Journal Advertiser.

No notice given to specific properties as the amendment is general in nature effecting the area covered by the West Hants Planning Documents as a whole.

\*Dates shown are the earliest possible and are subject to change.



# Comments Submission

- Feedback will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **April 2<sup>nd</sup>**
- All correspondence should be sent to:

Derek Robertson, Manager of Development Control Services

|          |   |
|----------|---|
| Phone    | 902-798-8391 ext. 131                               |
| Email    | drobertson@westhants.ca                             |
| Mail     | 76 Morison Drive, PO Box 3000<br>Windsor NS B0N 2T0 |
| Drop box | Regional office at 76 Morison Drive                 |



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